

Land Use Authority

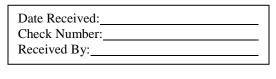
76 North Main Street Kanab, Utah 84741 Phone (435) 644-4966 planning@kane.utah.gov

Procedures for a Lot Line Adjustment

The following requirements shall be met in order to secure a Lot Line Adjustment from the Kane County Planning Commission.

- 1. Applicant must be the title owner of said property or have Power of Attorney to act on behalf of the owner. *It is highly recommended that the applicant or their authorized agent be present at the Land Use meeting that the Lot Line Adjustment is an agenda item. Electronic appearance is acceptable if prior arrangements are made.
- 2. Fee: \$700 (includes mailer to surrounding property owners) for plat review. (Adhesive) address labels for the notification letter for property owners within 500 ft. of proposed Lot Line Adjustment must be typed and ready to place on envelopes (the letter will be prepared by Land Use Authority). Should engineer review time exceed six (6) hours, additional hours will be billed at current rate and are due and payable prior to document filing.
- 3. Submit in writing the reason a Lot Line Adjustment is requested.
- 4. Provide the legal description of the lots to be changed.
 - a. Auto CAD.DWG file or GIS SHPE file, submitted by surveyor;
 - b. File to contain all parcel lines and reference monuments;
 - c. Data file to be GEO referenced to Utah State Plane South Grid Coordinate System or ground Coordinate System including ground scale factor. (Kane County Land Use Ordinance page 21-21, 3).
- 4. Submit a lot line amendment plat (see attached)
- 5. Provide statement from Treasurer's Office showing taxes are current.
- 7. Lien holder statement
- 8. Title Report and Deeds must be provided.

Application must be submitted to the Land Use Administrator no less than 21 days prior to the monthly Land Use meeting held on the second Wednesday of every month.





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Application for Lot Line Adjustment

| Property Owner's | Name: | | |
|------------------|--|--|---|
| Date: | Address: _ | | |
| Phone: | Cell Phone: | Fax: | |
| Applicant: | | Phone: | |
| Address: | | Fax: | |
| City: | State: | E-Mail: | |
| Location and Leg | al Description | | |
| | ne Adjustment Request: | | |
| | | | |
| | t the proposed plat will confo at no changes will be made w | orm to the Kane County Subdivision without prior approval. | ı |
| Signature of Own | er: | | |

LOT LINE ADJUSTMENT PLAT REQUIREMENTS

- 1. Boundary bearing and distances data outside boundary
- 2. Lot numbers.
- 3. Curve date: radius, angle, tangent, length
- 4. All streets to be named
- 5. Bearing and distances of all streets
- 6. Adjacent streets shown and dimensioned
- 7. Adjacent fences shown
- 8. All easements to be labeled and dimensioned. All easements to be abandoned.
- 9. All land with boundaries to be accounted for
- 10. All dimensions to be to 0.01' and 0'000'00
- 11. Name of subdivision
- 12. North arrow
- 13. Basis of bearing
- 14. Name and address of owners of record
- 15. Total acreage of new lot
- 16. Legal description of new lot
- 17. Township, range, section and quarter section
- 18. Graphic scale
- 19. Required monuments
- 20. County Surveyor's signature block
- 21. County Attorney's signature block
- 22. Land Use Authority's signature block
- 23. Signature(s) of owner(s) (notarized) block
- 24. County Recorder's recording block
- 25. Lender's signature block (or "Consent to Plat" form)
- 26. Surveyor's Certificate
- 27. Electronic Copy of Plat (PDF)

*Please submit (2) 24" by 36", plat maps and (13) 11"by 17" plat maps along with your application.

Lien Holder Statement

| Property Owner's N | Vame: | |
|--------------------|----------------------|------------------------------|
| Date: | Address: | |
| City: | State: | Zip Code: |
| Home Phone: | | Cell or other Phone: |
| • | Description of Sub | odivision Plat: |
| The above describe | ed lots are owned by | the above; free and clear. |
| Signature of Ow | vner / Trustee | Signature of Owner / Trustee |
| Or: | | |
| The above describe | ed lots are encumber | red by a Lien / Mortgage. |
| Lien Holder inform | nation: | |
| Name of Person / B | Bank: | |
| Address: | | |
| | | |
| Signature of Ow | wner / Trustee | Signature of Owner / Trustee |

LENDER'S CONSENT AND DEDICATION

| | , hereby consents to the recordation of the subdivision plat of |
|--|--|
| Parcel ID: | |
| The property described on said subdivision plat of Dedication is situated in Kane County, Utah, described | & affected by this Consent to record & d as follows: |
| IN WITNESS I/we have hereunto set my/our hand(s) the | thisday of20 |
| | |
| LENDER'S ACKNOWLEDGMENT | |
| STATE OF | |
| COUNTY OF | |
| ON THIS DAY OF, 20, 1 | PERSONALLY APPEARED BEFORE ME. |
| (President/V.P. Manager etc) of | Γ, WHO DULY ACKNOWLEDGE TO ME THAT he/she is the, the corporation that executed the above instrument y of its by-laws, and saidacknowledged to |
| Notary Public My Commission Expires: Notary Public re | residing at |